

88 Froehlich Farm Boulevard, Suite 100
Woodbury, NY 11797

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www.cbre.com

June 4, 2004

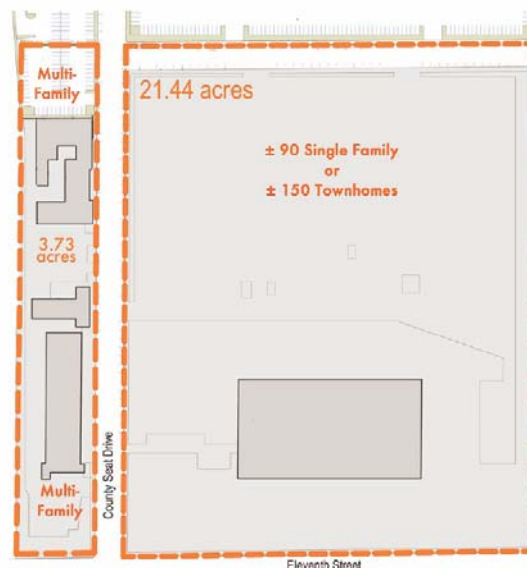
Dear

RE: FOR SALE – 25 ACRES
PRIME RESIDENTIAL DEVELOPMENT SITE
Village of Garden City, NY

CB Richard Ellis has been retained on an exclusive basis by the Nassau County to distribute a **Request For Proposal (“RFP”)** for the sale and redevelopment of the following property:

25 Acre Redevelopment Site, Village of Garden City, New York.

The subject property available for development currently has an office building that is occupied by Nassau County Health and Human Services department (“HHS”). HHS will be relocating from this facility in the fourth quarter of 2004 making this site available for redevelopment in early 2005. The Village of Garden City has rezoned the property, which is +/- 25 acres, from public use to Residential-T. The new R-T zoning designation will allow for up to +/- 90 single-family homes or +/- 150 townhouses or a mix of both on the 21.44 acre site and approximately 36 multi-family units on the 3.72 acre parcel. We will be soliciting bids from developers to purchase the land for future residential development.





We have attached a registration form that should be completed and faxed back to our attention so that we can forward you the RFP package that we expect to send out during the month of June 2004. Please feel free to call the undersigned with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "M Lomazow".

Martin Lomazow
516-677-1711

A handwritten signature in blue ink, appearing to be "P Heilpern".

Philip Heilpern
516-677-1743

A handwritten signature in blue ink, appearing to be "David Zelinski".

David Zelinski
516-677-1735

516-364-6027 (facsimile)

PRINCIPALS WITHOUT BROKERS

_____ NAME	
_____ STREET ADDRESS	
_____ CITY, STATE	_____ ZIP CODE
_____ EMAIL ADDRESS (REQUIRED)	
_____ DATE	

Mr. Martin Lomazow
CB Richard Ellis, Inc.
88 Froehlich Farm Boulevard
Woodbury, NY 11797

**Re: Request for Proposal
+/- 25 Acre Residential Redevelopment Site
County Seat Drive, Garden City, NY**

Ladies and Gentlemen:

Please forward to the address indicated above a copy of the Request for Proposal regarding the property referenced above.

Very truly yours,

(Name of Company)

By:_____

Title:_____

Date:_____